

ZB# 02-55

Ann Yarus

49-5-12

Prelim.

Sept. 23, 2002

Burck
9/23

Public Hearing:

Oct. 28, 2002

Granted.

Refund: \$189.50

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Variances Granted 10/28/02

#02-55. Upward, Ann

Area 49-5-12

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: James Ann

FILE# 02-55

RESIDENTIAL: \$50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA X

USE

APPLICATION FOR VARIANCE FEE \$ 50.00

*

*

*

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 9/23 5 \$ 22.50
2ND PRELIMINARY- PER PAGE 10/28/02 4 \$ 18.00
3RD PRELIMINARY- PER PAGE \$
PUBLIC HEARING - PER PAGE \$
PUBLIC HEARING (CONT'D) PER PAGE \$
TOTAL \$ 40.50

ATTORNEY'S FEES: \$35.00 PER MEEETING

PRELIM. MEETING: 9/23 \$ 35.00
2ND PRELIM. 10/28/02 \$ 35.00
3RD PRELIM. \$
PUBLIC HEARING. \$
PUBLIC HEARING (CONT'D) \$
TOTAL \$ 70.00

MISC. CHARGES:

..... \$
TOTAL \$ 110.50

LESS ESCROW DEPOSIT \$ 300.00
(ADDL. CHARGES DUE) \$
REFUND DUE TO APPLICANT . \$ 189.50

*Paid #5677
10/1/02.
Paid #5676.*

ZBA 02-55
Application fee

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#886-2002

10/01/2002

Yarus, Ann
744 Blooming Grove Turnpike
New Windsor, NY 12553

Received \$ 50.00 for Zoning Board Fees on 10/01/2002. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

RICHARD A. YARUS
744 BLOOMING GROVE TPKE
NEW WINDSOR, NY 12553
PH. 845-569-4648

5677

Date 10/01/02

29-7003/2213
469

Pay to the
Order of Town of New Windsor \$ 50.00
Fifty and 00/100 Dollars

CHARTER ONE
BANK

Valid: Gate Branch

CHARTERONE.COM

ZBA # 0255

For Variance-application fee

Richard A. Yarus

⑆221370030⑆ ⑈4690129504⑈ 5677

29-7003/2213
469

ANN E. YARUS
RICHARD A. YARUS
744 BLOOMING GROVE TPKE
NEW WINDSOR, NY 12553
PH. 845-569-4648

Date 10/01/02

Pay to the
Order of

Town of New Windsor

\$ 300.00

Dollars

CHARTER ONE
BANK

Value Code Branch

CHARTERONE.COM

For Variance-Residential

ZBA # 02-55

Richard A. Yarus

⑆226370030⑆ ⑈4690629504⑈ 5676

GUARANTY SAFETY BLUE WOL

Date 11/2/02,

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553**

TO Ann Yarnes DR.

244 Blooming Grove Trk, NW

[illegible]



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE ZONING BOARD OF APPEALS

January 28, 2003

Ann Yarus
744 Blooming Grove Turnpike
New Windsor, NY 12553

SUBJECT: ZBA #02-55 VARIANCE REQUEST

Dear MS. YARUS:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

-----X
In the Matter of the Application of

ANN YARUS

MEMORANDUM OF
DECISION GRANTING

AREA VARIANCES

#02-55
-----X

WHEREAS, ANN YARUS, owners of 744 Blooming Grove Turnpike, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a 10 ft. rear yard variance to construct an addition to the above single-family residence in an R-4 zone; and

WHEREAS, a public hearing was held on the 28th day of October, 2002 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties.
 - (b) The applicants propose putting an addition on the existing structure on the premises. The addition, if permitted, will not alter or affect the appearance of the property from the adjacent roadway.
 - (c) The property is so located so that it has two front yards, although, visually, it appears to only have one.

(d) The addition, if permitted, will not cause the ponding or collection of water or divert the flow of water drainage from the property.

(e) The addition, if permitted, will not be on top of any water or sewer easements, wells or septic systems.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variances requested are substantial in relation to the Town regulations but nevertheless are warranted.
4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variances are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variances are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variances.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 10 ft. rear yard variance to construct an addition to the residence at 744 Blooming Grove Turnpike in an R-4 zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: January 14, 2003


Chairman

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Prelim.
Sept. 23, 2002
#02-55

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: 9/12/02

APPLICANT: Ann Yarus
744 Blooming Grove Turnpike
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Proposed 17ft10inx20ft rear addition

LOCATED AT: 744 Blooming Grove Turnpike

ZONE: R-4 Sec/Blk/ Lot: 49-5-12

DESCRIPTION OF EXISTING SITE:

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Proposed rear addition will not meet minimum 40ft rear yard set-back.

**ZONING BOARD
COPY**


BUILDING INSPECTOR

PERMITTED 40ft

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: 8-G

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD: ~~_____~~

30ft.

10ft

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

ZONING BOARD

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be re-inspected and approved.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

SEP 10 2002

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:

Building Permit #: 11 2002-1004

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises ANN E. YAROS

Address 744 BLOOMING GROVE TPKE Phone # 845 569-4648

* Mailing Address 744 BLOOMING GROVE TPKE NEW WINDSOR 12553 Fax #

Name of Architect BARRY MEDDENBAUGH

Address 4305 RT 209 STONE RIDGE N.Y. 12484 Phone 845-687-0047

Name of Contractor SEAKILL CUSTOM RENOVATIONS

Address 12561 H6 N. CHESTNUT ST NEW PALTZ N.Y. Phone 845 255-5988

State whether applicant is owner, lessee, agent, architect, engineer or builder OWNER

If applicant is a corporation, signature of duly authorized officer. N/A
(Name and title of corporate officer)

1. On what street is property located? On the WEST side of BLOOMINGGROVE TRPKE
(N, S, E or W)
and 700' NORTH feet from the intersection of _____
2. Zone or use district in which premises are situated R-4 Is property a flood zone? Y _____ N ✓
3. Tax Map Description: Section 49 Block 5 Lot 12
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
a. Existing use and occupancy SINGLE FAMILY b. Intended use and occupancy SINGLE FAMILY
5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other
6. Is this a corner lot? NO
7. Dimensions of entire new construction. Front 17' 10" Rear 17' 10" Depth 20 Height 23 No. of stories 2
8. If dwelling, number of dwelling units: N/A Number of dwelling units on each floor N/A
Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use N/A
N/A
10. Estimated cost 118,000 Fee **PAID** \$50.00
CK#1499

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4885 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

OWNER

SAME AS BELOW

(Signature of Applicant)

(Address of Applicant)

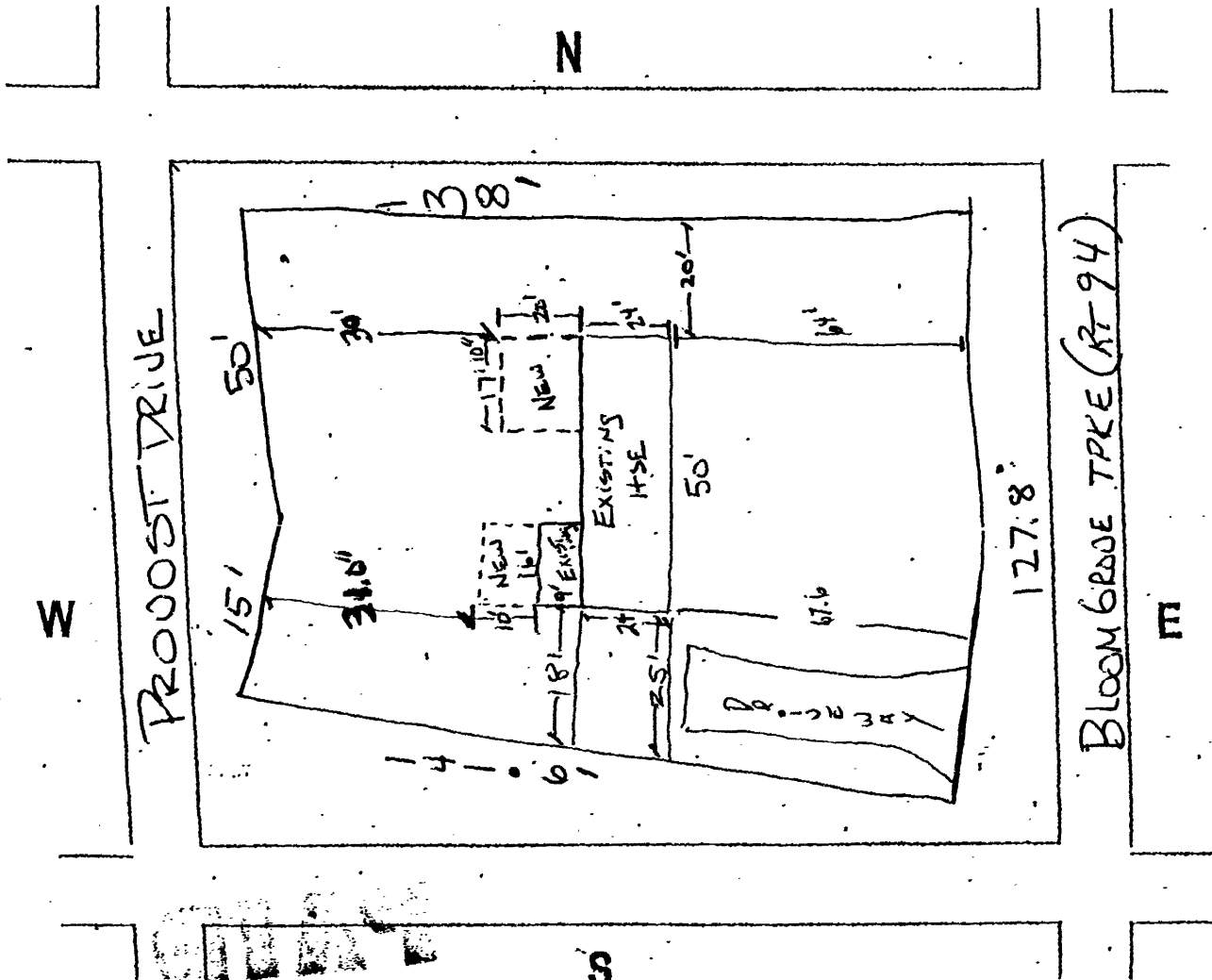
(Owner's Signature)

744 BLOOMING GROSS PKWY NEW WINDSOR N.Y. 12553

PLOT PLAN

(City Address)

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





Date

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth
168 N. Drury Lane DR.
Newburgh, N.Y. 12550
.....

DATE			CLAIMED	ALLOWED
10/28/02	Penning Board Mtg		75 00	
	Misc - 2			
	lost - 3			
	Neumann - 3			
	Kronner - 4			
	Monaco - 4			
	Accettura - 3			
	Chin - 3			
	Yarus - 4	18.00	117 00	
	26			
			197 00	

YARUS, ANN

Mr. and Mrs. Yarus appeared before the board for this proposal.

MR. TORLEY: Request for 10 ft. rear yard variance to construct addition to residence at 744 Blooming Grove Turnpike in an R-4 zone.

MS. CORSETTI: We sent out 34 notices on October 2.

MR. TORLEY: And there's no one here. Please so note.

MRS. YARUS: We also had the ad in The Sentinel, legal notice alerting the community.

MR. TORLEY: Otherwise you wouldn't be here.

MRS. YARUS: So we believe we have complied with all of the issues and just to restate we're adding an addition to our house which is in compliance with the rest of the neighborhood. I inherited this house from my dad who was the original owner from the '60's and so we have, we're investing in the community and the house with its additions will enlarge the space but not necessarily create a structure which is that different from the existing properties in the neighborhood. I might add that Dr., the dentist O'Brien recently re-made his structure and that certainly adds to the value of the street and our addition is actually less, I believe than what he's doing or has done.

MR. TORLEY: I'm looking at the floor plans for this requested addition, what's the present front of the house, this is the existing?

MRS. YARUS: No, this is all back, the front is remaining the same, if you have the photographs of the front it's a rear yard variance, we have not changed the side or the front from the original footprint, all we're doing is going out the back.

MR. BABCOCK: They're having, they have two front yards, they border on Blooming Grove Turnpike in the front and Provost in the back.

MR. TORLEY: So this is a two front yard?

MR. BABCOCK: Actually, no, yeah, they don't, I'm sorry, they don't, according to this map, they do but that's okay, they don't, there's a house between you and Provost.

MR. YARUS: Yes, there is.

MR. TORLEY: That's a rear yard variance request, the plan I'm looking at the master bedroom existing now and you're putting on a sun room, is that it?

MRS. YARUS: That's correct.

MR. TORLEY: And the sun room and its associated decking closer to the rear yard than the existing structure by a couple feet, looks like, and that's the cause of the variance?

MRS. YARUS: That's correct.

MR. TORLEY: This addition will not change the drainage or you're not taking down trees?

MR. YARUS: We're going to remove one small Mimosa tree that's right here, we have some of the tallest Poplar trees in New Windsor, they'll be unharmed and we have a number of Willows which will remain. Also we're not changing the drainage.

MR. TORLEY: Obviously, we can assume from the lack of an audience and replies that your neighbors have no objection.

MRS. YARUS: We have spoken to the neighbors, they know what we're doing and they welcomed it, it adds to the value of their property that we're enhancing our own and we're right on the highway and of course, in the front of that development so they seem to be very accepting. We have made other improvements on the house since we have owned it but this is a further investment in New Windsor.

MR. REIS: Can you give us a quick overview here, please? This is it, right?

MRS. YARUS: Yes, that's the upstairs bedroom extension, yes.

MR. REIS: Anything happening here?

MRS. YARUS: This is the extension of the sun room which will be an enclosed room, actually, and it's just this is an addition that was done years ago and then this is going to be an extension of that.

MR. REIS: From here to here is the extension.

MRS. YARUS: Yes and then here there will be a deck along the side with stairs to go downstairs.

MR. REIS: Thank you.

MR. TORLEY: Gentlemen?

MR. KRIEGER: Would it be over the top of any water or sewer easement?

MR. YARUS: No, it will not be.

MR. REIS: No further questions.

MR. TORLEY: Gentlemen, entertain a motion on this matter.

MR. REIS: Make a motion that we grant the variance at 744 Blooming Grove Turnpike for the addition.

MR. RIVERA: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. TORLEY	AYE

MRS. YARUS: I have a question in terms of when we could begin with the, what the builder would have to

do.

MR. BABCOCK: You have to go get your building permit.

MRS. YARUS: He would go do that or we?

MR. BABCOCK: I see there's a note that the plans need to be stamped, the building plans.

MRS. YARUS: Right, those were drafts, yes.

MR. BABCOCK: So you have to bring them back to the office stamped and then I don't know how much of a review they've done yet because you need a variance so they'll have to review it. Usually that's a few days and they call you and tell you to come get your permit.

MRS. YARUS: So the stamped plans have to be brought to the office, reviewed and then we get the permit and then the permit means we can start at any time?

MR. BABCOCK: That's correct.

MRS. YARUS: Thank you very much.

ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR
COUNTY OF ORANGE:STATE OF NEW YORK

-----X

In the Matter of the Application for Variance of

AFFIDAVIT OF
SERVICE
BY MAIL

Ann Yaros
#02-55.

-----X

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

Patricia A. Corbett, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside in New Windsor, Orange County, N. Y.

That on the 2nd day of Oct., 2002, I compared the 34 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then caused the envelopes to be deposited in a U.S. Depository within the Town of New Windsor.

Patricia A. Corbett

Sworn to before me this

____ day of _____, 20____.

Notary Public

YARUS, ANN

Mr. and Mrs. Yarus appeared before the board for this proposal.

MR. TORLEY: Request for 10 ft. rear yard variance for construction of rear addition at 744 Blooming Grove Turnpike in an R-4 zone.

MRS. YARUS: Thank you for the opportunity to come in and have this preliminary review. I appreciate it. Our intent is to create an addition onto an existing home. I have been the owner since 1986, it was my family home, my father being the original owner in 1960 or thereabouts, '63. Point is that we're planning to create a rather substantial addition, but require setback I guess is the term. This is the photograph of the back of the house and I have the plans with me. I don't know if you have the plans.

MR. BABCOCK: Yes.

MRS. YARUS: The plans require that we will be putting an addition exclusively on the back of the house and because of the depth that we're planning to add, we'll require the variance from the existing property.

MR. YARUS: The ten feet that we're asking we only need 6, I think we have a margin of safety there.

MR. TORLEY: Always good.

MRS. YARUS: Currently, this is the back of the house, we will not be infringing on the sides. It's purely to the back. I already have alerted our neighbors. We have had the discussion letting them know and they seem to be in agreement because there has been some improvement in the neighborhood, it's good to know that a lot of these houses on Route 94 are being improved and enlarged and just two doors down, Dr. O'Brien, a dentist, has actually re-made that bi-level which is just two doors down from us. So that seems also to have some probably some setback issues that you probably had to deal with. Ours are probably not as substantial of a change. We're not changing the look

of the neighborhood. The plans are in line with the general look of the homes in the neighborhood. So it's expected that all we'll do is generally improve the overall property values of our neighbors as well as our own.

MR. KANE: You've been listening, huh?

MRS. YARUS: Yes.

MR. TORLEY: This is now a residence?

MRS. YARUS: Yes.

MR. TORLEY: Going to remain a single family residence?

MRS. YARUS: Yes.

MR. KANE: Not creating any water hazards?

MRS. YARUS: No.

MR. KANE: Cutting down any trees?

MRS. YARUS: One tree. This is the front, it remains on 94 this way and the back I guess I have given you this is just the back, the back and the side back.

MR. YARUS: We removed a deck that was in violation.

MR. TORLEY: Obviously until some replacement there of either addition or a new deck would be required for safety exit of that area?

MRS. YARUS: Absolutely, we have it blocked off.

MR. YARUS: We have a C.O. It's totally blocked off, yes.

MR. TORLEY: That's the practical difficulty.

MR. YARUS: The first step is a long one.

MR. KANE: With bringing that back, are there any intentions on putting a deck further or in the future

on the back of the home that will require any additional--

MR. YARUS: No, no, not to the back.

MRS. YARUS: On the side, we have a plan because of the way the house, because it's a split, it's a little difficult. We have gone through some issues of how to design this and what happens is you have two different heights, so what we're going to have out the back door is a small deck, but it's not jutting passed the house, just on the side, so it would be sort of in the middle of a house, actually.

MR. TORLEY: No other developments, improvements you intend to make will infringe on any of the zoning codes?

MRS. YARUS: No, just the deck.

MR. MC DONALD: It shouldn't because you planned on putting it here.

MRS. YARUS: We're putting it on both sides of the back, if you look on the back, this is one adjustment already, this is going to come out, there's a back kitchen door, there will be a deck there just coming out like 7 feet.

MR. TORLEY: Nothing further than the addition?

MRS. YARUS: Right, and the other side would be the other side of the addition which will also come out so we have just gone back, we're planning to go back, what's your time line in terms of the, for the hearing?

MR. KANE: You need to talk to Patricia.

MRS. YARUS: I had some discussion, she said the next meeting planned would normally be on the 14th of October, but that being Columbus Day, you would not meet so we're down to one.

MR. KANE: Fourth Monday of October.

MRS. YARUS: That hurts us in terms of building plans, is there any way to advance that? Is there any other private session?

MR. TORLEY: No, everything must be by public hearing by notification of the press.

MR. KANE: Has to be in the press ten days prior to the public hearing.

MRS. YARUS: This may not get done until spring.

MR. KANE: All depends on the weather.

MRS. YARUS: Is there anything else I might add that would clarify this?

MR. TORLEY: Save the ideas for the public hearing.

MRS. YARUS: How does the public--

MR. KANE: Same thing you just did.

MR. MC DONALD: It gives the people a chance to speak pro or con.

MR. TORLEY: Your neighbors may or may not show up.

MRS. YARUS: I have to be here?

MR. KANE: Or your representative, you or an attorney.

MRS. YARUS: My husband count or--

MR. TORLEY: Yes, it's just a question of you must have some representative.

MR. KRIEGER: So the answer to your question is no, you both don't have to come, one of you is fine.

MRS. YARUS: The house is in my name, he can represent me and that's okay?

MR. KRIEGER: Discuss that with Pat when you talk to her so we make sure that the paperwork, necessary

paperwork is done.

MRS. YARUS: Is this rather common this degree of a variance?

MR. TORLEY: Yes, it's routine.

MRS. YARUS: These generally pass?

MR. TORLEY: We can't say anything about that.

MR. MC DONALD: Motion we set up Ann Yarus for a requested variance, rear yard variance for construction of an addition at 744 Blooming Grove Turnpike.

MR. RIVERA: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

Pls. publish immediately. Send bill to Applicant.

PUBLIC NOTICE OF HEARING

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 55

Request of Ann Varney

for a VARIANCE of the Zoning Local Law to Permit:

proposed addition to residence w/ less than the
allowable rear yard;

being a VARIANCE of Section 48-12 - Table of Use/Bulk Regs. - Col. G

for property situated as follows:

744 Blooming Grove Turnpike, New Windsor, NY.

known and designated as tax map Section 49, Blk. 5 Lot 12

PUBLIC HEARING will take place on the 28th day of October,
2002 at the New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York beginning at 7:30 o'clock P.M.

Lawrence Torley
Chairman

By: Patricia A. Corsetti, Secy.



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

September 27, 2002

34

Ann Yarus
744 Blooming Grove Turnpike
New Windsor, NY 12553

Re: 49-5-12

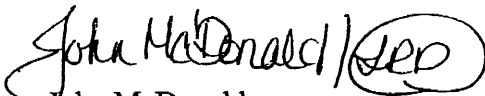
Dear Mrs. Yarus:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's Office.

Sincerely,


John McDonald
Acting Assessor

JM/lrd
Attachments

CC: Pat Corsetti, ZBA

37-1-48
Church of St. Helena
PO Box 426
Vails Gate, NY 12584

49-4-12
Russell Kavana Sr.
7 Provost Drive
New Windsor, NY 12553

49-5-11
Barbara Hanke Quinn
740 Blooming Grove Turnpike
New Windsor, NY 12553

49-1-17
Anthony & Gemma Tornatore
82 Continental Drive
New Windsor, NY 12553

49-4-13
Jarvin & Sheila Jones
59 Continental Drive
New Windsor, NY 12553

49-5-13
Philip Huggins
403 Candlestick Hill Road
Newburgh, NY 12550

49-1-18
John & Linda Laganaro
84 Continental Drive
New Windsor, NY 12553

49-4-14
Susan Hoffman
Ann Maria Cimino
3 Parade Place
New Windsor, NY 12553

49-5-14
754 Blooming Grove Properties, LLC
754 Blooming Grove Turnpike
New Windsor, NY 12553

49-1-19
Sean & Marie Matthews
5 Provost Drive
New Windsor, NY 12553

49-4-15
Philip & Rosemary Mc Grath
5 Parade Place
New Windsor, NY 12553

49-5-15
Rosemary Quercia
758 Blooming Grove Turnpike
New Windsor, NY 12553

49-1-20.2
Windsor Terrace Associates, LP
C/o Realty Management Concepts
1055 Parsippany Blvd., Suite 404
Parsippany, NJ 07054

49-4-16
Clemente Sr. & Clemente Jr. Valle
7 Parade Place
New Windsor, NY 12553

49-5-16
Church of Christ
PO Box 371
Vails Gate, NY 12584

49-4-7
William Thomas Jr. & Jean Marie Bicknell
17 Provost Drive
New Windsor, NY 12553

49-5-6
John & Ramona Gabbert
720 Blooming Grove Turnpike
New Windsor, NY 12553

49-5-17
Elsie Cabrera
6 Provost Drive
New Windsor, NY 12553

49-4-8
Venera & Camille Martinisi
15 Provost Drive
New Windsor, NY 12553

49-5-7
Barbara Aimone
724 Blooming Grove Turnpike
New Windsor, NY 12553

49-5-18
Brian & Anne Moriarty
8 Provost Drive
New Windsor, NY 12553

49-4-9
Muriel Wessman
13 Provost Drive
New Windsor, NY 12553

49-5-8
Frank & Carmen Perez
728 Blooming Grove Turnpike
New Windsor, NY 12553

49-5-19
Lawrence & Mary Crook
10 Provost Drive
New Windsor, NY 12553

49-4-10
Clayton & Sharon Jones
64-39C 186th Lane, Apt. 3B
Fresh Meadows, NY 11365

49-5-9
Jose DaSilva
732 Blooming Grove Turnpike
New Windsor, NY 12553

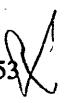
49-5-20
Mariann Grassel
12 Provost Drive
New Windsor, NY 12553

49-4-11
Nancy Smith
9 Provost Drive
New Windsor, NY 12553


49-5-10
Marcia Chartoff
736 Blooming Grove Turnpike
New Windsor, NY 12553

49-5-21
John & Margaret Brady
14 Provost Drive
New Windsor, NY 12553


49-5-22
Ellen Egan
16 Provost Drive
New Windsor, NY 12553



49-5-23
Mary Patricia Buchanan
18 Provost Drive
New Windsor, NY 12553



49-5-24
John Femiak
20 Provost Drive
New Windsor, NY 12553



49-5-25
Edward Pullar
22 Provost Drive
New Windsor, NY 12553

